



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-366-5433

CASE NUMBER: PD14-19

APPLICANT: Builders Rock Creek Land Investments, Ltd.

DATE: August 14, 2014

LOCATION: East side of 12th Avenue N.W. and
½ mile north of Rock Creek Road

TO: Interested Neighbors

WARD: 6

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Single-Family Residential Development

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of a single-family residential development. This property is currently zoned I-1, Light Industrial District, and a change of zoning will be required to R-1, Single Family Dwelling District.

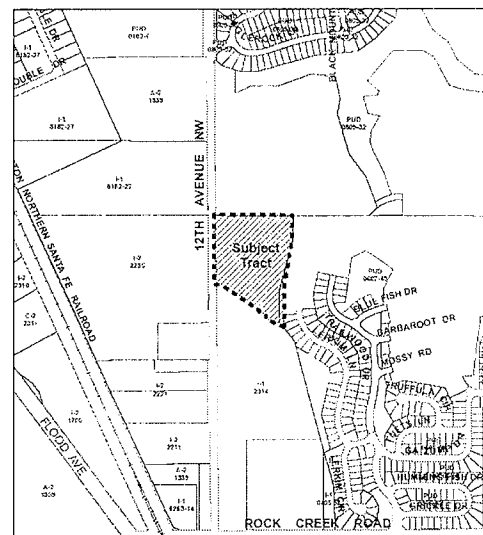
Please join us for a Pre-Development discussion of this proposal on Thursday, August 28 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

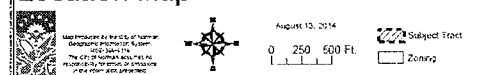
Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Tom McCaleb, (405) 232-7715 during office hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Location Map





Application for
Pre-Development Informational Meeting

Case No. PD 14-19

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Builders Rock Creek Land Investments LTD	ADDRESS 1400 N. Porter Norman, OK 73071
EMAIL ADDRESS tom.mccaleb@smcokc.com	NAME AND PHONE NUMBER OF CONTACT PERSON(S) Tom McCaleb (405) 232-7715 BEST TIME TO CALL: During office hours

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____
On the east side of 12th Ave. SW and 1/2 mile north of Rock Creek Road.

and containing approximately 10.48 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

This application is to add additional single family lots to connect to the Trailwoods Addition.

This property is zoned I-1 and our request is to rezone to R-1.

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This proposed development will necessitate (check all that apply):

☒ 2025 Plan Amendment ☐ Growth Boundary
☒ Land Use
☐ Transportation

☒ Rezoning to R-1 District(s) _____

☐ Special Use for _____

☒ Preliminary Plat Trailwoods West (Plat Name) _____

☐ Norman Rural Certificate of Survey (COS)

☐ Commercial Communication Tower

Items submitted:

- ☐ Deed or Legal Description
- ☒ Radius Map
- ☒ Certified Ownership List
- ☒ Written description of project
- ☒ Preliminary Development Map
- ☒ Greenbelt Enhancement Statement
- ☒ Filing fee of \$125.00

Current Zoning: I-1

Current Plan Designation: Industrial Park
Future Urban Service

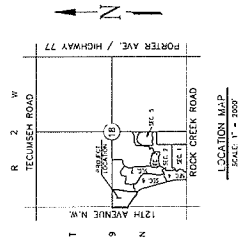
Concurrent Planning
Commission Review
Requested: _____

Received on:
8-8-14
at 4:00 a.m. (p.m.)

RECEIVED
AUG 08 2014

Planning & Community
Development

WILL BE USED FOR ANY PURPOSE
WITHOUT PRIOR WRITTEN PERMISSION FROM
SAC, CHICAGO OFFICE, FBI



NOTE:
REZONE TO R-1 SINGLE FAMILY AND
ADD 42 NEW LOTS TO BE AN
EXTENSION OF IRVINGWOODS ADDITION.

TRAILWOODS WEST
12th AVE. N.W. & ROCK CREEK RD.
NORMAN, OKLAHOMA

SMS

PROJECT NO.: 5716.00
DATE: 08/11/16
SCALE: 1" = 60'
DRAWN BY: J.C.

Preliminary Development
Map

2013

2014年12月15日